

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, December 4, 2014**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:32 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: **Ben Moderow, Harley Reabe, Rich Slate, Michael Starshak**

Absent: **Nick Toney**

Also Present: **Al Shute**, Land Use Planning & Zoning Director

Matt Kirkman, Code Enforcement Officer

Missy Sorenson, Code Enforcement Officer

Carole DeCramer, Committee Secretary

Diane Meulemans, Corporation Counsel

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion by Slate/Reabe, unanimously carried, to approve the corrected, amended agenda.

APPROVAL OF MINUTES

Motion by Reabe/Slate, unanimously carried, to approve the corrected November 6, 2014, minutes.

PUBLIC COMMENT - None

PUBLIC APPEARANCES

a. Elmer Bock – Discuss Landmark Services Co-op conditional use permit

Elmer Bock, W1618 County Road S – Spoke about the noise level at Landmark Services Cooperative. The decibel levels are excessive. There has also been a dust problem this fall. They watered a total of fourteen times during the time the facility was receiving crops.

Starshak – The committee appreciates the feedback. Stated that Landmark Services was warned that this needs to be taken care of immediately.

Kirkman – Reported that he had checked the decibel levels near the Bock residence and found it to be between 62 and 64 decibels. The surrounding areas were at lower levels. There is an anomaly with the fans running and how the noise travels down the driveway to the Bock home. This extra amount of sound coming from the conglomeration of grain bins needs to be addressed.

When asked if the cooperative has made appropriate changes to remedy the issues, Kirkman answered that, in his opinion, they have not.

The committee discussed ways in which accurate readings can be obtained. Slate advised that the burden of proof should fall on Mr. Bock and that the county not incur expenses trying to get accurate readings.

Corporation Counsel Meulemans read to the committee the ordinance pertaining to bringing back a conditional use permit for review. The committee determines whether or not the complaint indicates reasonable probability of the conditional use permit being in violation.

Starshak asked each committee member for his opinion: Reabe – yes, Slate – no, Moderow – yes, Starshak – yes. On a vote of 3:1, the committee believes there is reasonable evidence that Landmark Services is in violation of the conditional use permit. The committee directed Shute to schedule a public hearing for this issue.

Moderow commented that there is no excuse for the company not watering more to control the dust.

CORRESPONDENCE - None

PURCHASES - None

CLAIMS

Claims totaling \$1,230.31 were submitted.

Motion by Reabe/Slate, unanimously carried, to approve for payment the claims in the amount of \$1,230.31.

APPROVAL OF DEPARTMENT ACTIVITY REPORTS

- a. Permits, public hearings, etc.**
- b. Violations**

Shute – Discussed the various aspects of the financial reports.

Kirkman – Discussed the land use permit violation list.

Sorenson – Discussed the septic violations.

Corporation Counsel Meulemans – Discussed mitigation plans for some of the septic violations. Also discussed upcoming court dates for various septic violations.

Motion by Moderow/Slate, unanimously carried, to approve the monthly activity reports.

DEPARTMENT/COMMITTEE ACTIVITY

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items – public hearing, discuss campers**
- b. Meeting dates**

January 8, 2015

Business Meeting 4:30 p.m.

Public Hearing 6:00 p.m.

5:35 p.m. Recessed until 6:00 p.m.

Committee Chairman Starshak reconvened the meeting of the Land Use Planning and Zoning Committee at 6:01 p.m. for public hearing items and read the rules of public hearing.

PUBLIC HEARING ITEMS

Audio of committee discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.

Item I: Owner/Applicant: Ellen Kasuboski, Mark Kasuboski, Anne Kasuboski, & Christine Scheuers **General Legal Description:** N7762 Forest Ridge Road, Parcels #002-00491-0000, 002-00492-0000, 002-00497-0000, 002-00499-0000, Part of the SW¼ and SE¼ of Section 26, T17N, R13E, Town of Berlin. **Explanation:** Rezone ±3.4 acres from A-1 Exclusive Agriculture to R-4 Rural Residential

a) Public Hearing

The Kasuboski/Scheuers family was present; they chose not to speak.

Public hearing closed.

b) Committee Discussion & Deliberation

Sorenson – This is a standard R-4 request. They want to separate buildings from the agricultural lands. The Town of Berlin does not object to the request.

c) Committee Decision

Motion by Reabe/Slate, carried on roll call (4-eyes, 0-nays), to recommend approval of the rezone request as presented and forward to County Board for final action.

Item II: Owner/Applicant: Green Lake County Land Use Planning & Zoning Committee. **Explanation:** Amend Appendices A-F. (Delete Appendices A-E; Rename Appendix F to Appendix A.)

a) Public Hearing

Public hearing closed.

b) Committee Discussion & Deliberation

c) Committee Decision

Motion by Slate/Reabe, carried on roll call (4-ayes, 0-nays), to recommend approval of the ordinance amendments as presented and forward to County Board for final action.

ADJOURN

6:07 p.m. On a motion by Moderow/Slate, unanimously carried, the meeting was adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

January 8, 2015